

AGENDA

BOARD OF ADJUSTMENT TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

REORGANIZATION MEETING CONFERENCE & REGULAR MEETING JANUARY 8, 2015 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn, Mr. Sullivan,
Mr. Henry, Mr. Nappi, Mr. Delia and Mr. Sylvester;
Mr. Bernstein, Board Attorney

Oath of Public Officers – Newly Appointed Members

William Smith – 4-year term to end 12/31/18

Raymond Sullivan – 4-year term to end 12/31/18

John Sylvester – 2nd Alternate – replacement of unexpired term to end 12/31/16

Roll Call:

Reorganization:

Election of Regina Giardina as Temporary Chairperson

Election of Board Chairman

Election of Board Vice Chairman

Designation of and Adoption of Resolutions:

Meeting Dates

Official Newspapers

Secretarial Services

Secretary

Escrow Official

Court Reporter

Board Attorney – Discussion based on submitted proposals

2014 Zoning Board of Adjustment Annual Report

Executive Session:

Discussion of RFP's – Board of Adjustment Attorney

Informal Review of New Applications:

App. #32-14: Ronnie & Emilie Nieves, 25 Liberty Avenue, Block 2004, Lot 2 (R-15 Zone)

Proposed additions to house on a corner lot including a new two story addition to the rear of the existing house, a new second story addition over the existing first story, a two story addition which would connect the existing detached garage to the principal house, and a second story addition over the existing garage. The proposal would also change the frontage of the house from Wardle Avenue (existing) to Liberty Street (proposed). The proposal includes a wrap-around porch/deck, covered, on the two street-front sides of the house and a 10' x 21' deck attached to the rear. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for 1) exceeding the permitted building coverage of 15%, 2) exceeding the 10% permitted "other" coverage, 3) exceeding the 25% permitted total lot coverage, 4) encroaching into the 50' required principal front yard setbacks for both Wardle Avenue and Liberty Street, 5) encroaching into the required rear yard setback, 6) encroaching into the required side yard setback (measured to the existing garage). Relief is also needed from Section 3.1.8 "Decks" for insufficient rear yard setback and Section 8.1.1B for expanding a nonconforming building. Existing nonconforming issues are lot area, lot width, lot depth, existing coverage ratios, existing principal and accessory setbacks.

App.#1-15: Elyse A. Tortoriello, 120 Baker Avenue, Block 903, Lot 14 (R-15 Zone)

The proposal is to remove a detached one car garage with an attached carport and replace it with a new two car, detached garage (22' x 24' x 16' high). The existing garage and carport do not comply with accessory setback requirements; the proposed garage would be placed in the same location. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient side and rear yard setbacks. (Because of the proposed 16' garage height, the 10' required setbacks for the side and rear yards would be increased to 11'.) Existing non-conforming issues are lot area, lot width, lot depth, principal front and rear yard setbacks, existing building, other, and total lot coverage, existing shed sizes, existing shed setbacks and driveway off-set from property line. The existing carport, which would be removed, is a non-permitted accessory structure.

Applications for Review:

--CARRIED FROM NOVEMBER 13, 2014, WITHOUT FURTHER NOTICE:

App.#26-14: Ramesh & Sheela Raman, Kuntz Avenue, Block 301, Lot 18 (R-15 Zone)

Proposed construction of a single-family dwelling located on a vacant corner lot fronting Kuntz Avenue and Camptown Drive. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to an insufficient rear yard setback and "other" coverage which exceeds the maximum allowed. Variances are also needed for a) the proposed driveway which would be 3.5 ft. off of the side property line (required: 5 ft. according to Section 11.1.7A); b) a proposed boardwalk along the driveway, which would be an accessory structure that is prohibited in the front yard by Section 3.1.1B.4. The plan indicates that the boardwalk would be constructed immediately adjacent to or on the shared side property line with Bl. 301, L. 19; c) the "Building Overhang" depicted on the plans as a carport which is a prohibited use as per Section 6.3.1E.1; d) not adhering to Section 6.3.10A. Residential Garage Construction because an enclosed garage is not proposed; e) constructing the driveway with stone material while a paved driveway is required by ordinance; f) non-conforming lot width.

Adoption of Resolutions:

App.#25-14: 369 Springfield Avenue Associates, LLC, 369 Springfield Ave., Bl.208, L. 21

The applicant was granted approval earlier this year for changes to the exterior elevations of an existing commercial building and for roof signs. The resolution of approval required that all lettering on the signs be black. The applicant is now requesting that this condition be modified to allow colors for the lettering on the halo-lit sign for eMedical Offices, an urgent care facility. (DD Zone)

Adoption of Minutes:

December 11, 2014

Adjournment:

Connie Valenti, Secretary